

ZONING CHANGE REVIEW SHEET

CASES: C14-2020-0023 – Highway 71 & Mountain Shadow

DISTRICT: 8

ZONING FROM: RR-NP (Tract 1); LR-NP and GR-NP (Tract 2)

ZONING TO: MF-1-NP (Tract 1); LR-MU-NP (Tract 2)

ADDRESSES: 8709 & 8701 Sky Mountain Drive (Tract 1) and
8732, 8624 & 8722 W. State HWY 71 (Tract 2)

SITE AREA: 6.5 acres (Tract 1); 5.5 acres (Tract 2); 12.0 acres (Total)

PROPERTY OWNERS:

Tract 1: Roberta Hudson

Tract 2: THT Holdings LLC, (Senthil Rangaswamy and Prithiviraj Loganathan)

AGENT:

Metcalf Wolff Stuart & Williams LLP (Michele Rogerson Lynch)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends multifamily residence – limited density – neighborhood plan (MF-1-NP) combining district zoning for Tract 1 and neighborhood commercial – mixed use - neighborhood plan (LR-MU-NP) combining district zoning for Tract 2. For a summary of the basis of staff's recommendation, see page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 23, 2020 Scheduled for Planning Commission

CITY COUNCIL ACTION:

July 30, 2020 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

There is an existing public Restrictive Covenant (RC) that covers Tract 2 of this rezoning case. One of the items in this RC is a requirement to extend Mountain Shadows Drive south to State Highway 71 prior to the issuance of any building permits. Residents from the surrounding neighborhood have expressed concerns about this extension and have communicated they are opposed to the rezoning of these properties if that extension is constructed. There is a Restrictive Covenant Amendment (C14-85-288.56(RCA)) that is being processed concurrently with this rezoning case that addresses this issue.

Mountain Shadows Drive is shown on the Austin Strategic Mobility Plan (ASMP) to be extended from its current terminus to State Highway 71. At this time, the Austin Transportation Department (ATD) is recommending removing the current language in the existing RC and to defer ROW dedication for this road until submittal of the first subdivision or site plan application.

The Applicant has agreed to not take access to the existing Mountain Shadows Drive for this development project. However, they will be constructing a new section of Mountain Shadows Drive from State Highway 71 to their project entrance for their access. They have agreed to only build the portion of the road that will be necessary to provide access for their development and dedicate the remaining ROW to be constructed at a later date.

On March 10, 2020 staff received an online petition from the Mountain Shadows Community opposing the rezoning of these properties and the extension of Mountain Shadows Drive, and a letter from the Oak Hill Association of Neighbors (OHAN) supporting their position. Staff discussed the online petition with the organizer and informed them that the City does not recognize online petitions as a “formal petition” as defined in the City Code. Staff sent the original petition organizer information on the City’s petition process.

On April 24, 2020 staff received a formal petition opposing the rezoning of these properties from the surrounding neighbors. At that time, the petition area for signatures received was at 4.03%. Many of the signatures that staff received were not within the 200’ petition area. Staff was informed that the Applicants’ Agent was continuing to discuss the proposed development and access to Mountain Shadows Drive with the Mountain Shadows Cove Ownership Association (HOA).

On June 15, 2020 staff received a letter from the President of the HOA requesting to rescind the submitted petition and providing a letter of support for the rezoning case. Staff has compared the signatures originally received for the petition to those received rescinding their opposition and have removed those wishing to withdraw their opposition. The new petition area of received signatures is 1.91%. Signatures that were originally received (within and outside of the 200’ boundary) but not withdrawn are still included in the backup. A current map and list of property owners of the petition area and the signatures received to date are included in *Exhibit C: Formal Petition*.

The original opposition letter from OHAN along with all other communication received for this rezoning case is included in *Exhibit D: Correspondence Received*. The HOA as written to OHAN and requested they withdraw their opposition to the rezoning case. Staff has been informed that OHAN will be meeting later this month to reevaluate their position on the rezoning case and staff will update the case report as necessary.

CASE MANAGER COMMENTS:

This project consists of two undeveloped tracts comprised of approximately 12.0 acres. Tract 1 is approximately 6.5 acres and is zoned RR-NP. Tract 2 is approximately 5.5 acres and is zoned a combination of LR-NP and GR-NP.

To the north of this project are tracts zoned RR-NP and MF-1-NP. Some of these tracts are undeveloped and some are developed with residential uses. Adjacent to the east are tracts zoned MF-1-CO-NP and GR-NP containing civic and multifamily residential uses. South of the site is State Highway 71. To the west are properties zoned AG-NP and MF-1-NP with residential uses. Please refer to *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The applicant is requesting to rezone Tract 1 from RR-NP to MF-1-NP to allow for residential uses. This tract is currently surrounded by MF-1-NP zoned properties. Rezoning this tract to MF-1-NP would be consistent with the current zoning pattern.

The applicant is requesting to rezone Tract 2 from LR-NP and GR-NP to LR-MU-NP to allow for residential uses and provide access to Tract 1 from State Highway 71. Rezoning this tract to LR-MU-NP would provide a transition in zoning and use between State Highway 71 and the existing properties zoned MF-1-NP.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	RR-NP, LR-NP and GR-NP	Undeveloped
North	MF-1-NP and RR-NP	Residential uses and undeveloped land
South	Right-of-way and PUD-NP	State Highway 71 and multifamily residential
East	GR-NP and MF-1-CO-NP	Fire station, government buildings and multifamily residential
West	AG-NP and MF-1-NP	Residential uses

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined Neighborhood Plan (West Oak Hill, NP Ordinance No. 20081211-096)

TIA: The TIA determination has been deferred to the site plan submittal, when land use and intensity will be finalized.

WATERSHED: Williamson Creek (Barton Springs Zone -Contributing Zone)

OVERLAYS: Barton Springs Overlay

SCHOOLS: Oak Hill Elementary, Small Middle and Austin High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Aviara HOA
 Bike Austin
 City of Rollingwood
 Covered Bridge Property Owners
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Oak Hill Association of Neighborhoods
 (OHAN)
 Oak Hill Neighborhood Plan - COA Liaison

Oak Hill Neighborhood Plan Contact Team
 Oak Hill Trails Association
 Ridgeview
 Save Our Springs Alliance
 SELTexas
 Sierra Club, Austin Regional Group
 Thomas Springs Alliance
 TNR BCP - Travis County Natural
 Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2011-0038 Mountain Shadows Rezone, Lots K, L and P 8800 Sky Mountain Drive	RR-NP to MF-1-NP	To grant MF-1-CO- NP as staff recommended. CO was to limit trips per day.	To approve MF-1- CO-NP as Commission recommended. (8/18/11)
C14-00-2104 Oak Forest 8501-8635 Block of Old Bee Caves Rd	I-RR and RR to MF-1-CO	To grant MF-1-CO as staff recommended. CO was to limit trips per day and prohibit access to Mountain Crest Drive and Sky Mountain Drive.	To approve MF-1-CO as Commission recommended. (11/30/00)

Number	Request	Commission	City Council
C14-85-288.115 Mountain Shadow's Subdivision	RR to MF-1	To grant MF-1 as staff recommended with public restrictive covenant.	To Approve MF-1 as Commission recommended with public restrictive covenant. (4/30/87)

RELATED CASES:

C15-85-288.56(RCA) Highway 71 and Mountain Shadow: the applicant is requesting to amend the existing public restrictive covenant on a portion of this property (Tract 2). This application is currently being reviewed.

C14-2008-0125: West Oak Hill NPCD Oak Hill Combined Neighborhood Plan (Ordinance No. 20081211-097)

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Sky Mountain Drive	50'	0'	Level 1	None	None	None
Mountain Shadows Drive	50'	20'	Level 2	None	None	None
W SH 71	150'	75'	Level 5	None	None	None

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located at the south terminus of Mountain Shadows Drive, the south side of Sky Mountain Drive and north side of State Highway 71. The 12.0-acre property is undeveloped and not located along an Activity Corridor. There is an Activity Centers for Redevelopment in Sensitive Environmental Areas located eight-tenths of a mile away. The property is located within the Oakhill Combined Neighborhood Planning Area (OCNPA) in West Oakhill. Surrounding land uses include single family housing, vacant land, an auto repair shop and a bilingual school to the north; to the south is State Highway 71 and south of the highway, a dentist office, a veterinarian clinic and an apartment complex; to the east are several Travis

County government office buildings, a fire station, office buildings and an apartment complex; and to the west are a small single family subdivision and vacant land.

Connectivity

There are no bike lanes, public transit stops, or public sidewalks located along the two residential streets or State Highway 71, which abuts the subject property. A small residential subdivision located to the west has public sidewalks. There is a bilingual language school located approximately 1,000 feet north of this property. The mobility and connectivity options in the area are below average.

Oakhill Combined Neighborhood Plan

The OCNPA Future Land Use Map (FLUM) classifies this property as ‘Neighborhood Mixed Use,’ and ‘Mixed Residential.’ Tract 1 is under the FLUM category of Mixed Residential, which supports a variety of different housing types in one area, including single-family residential, townhouses, duplexes, and apartments; Zone M-1 is permitted under FLUM category. Tract 2 is under the FLUM category of Neighborhood Mixed Use, which is appropriate for a mix of neighborhood commercial (small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market at a neighborhood scale) and small to medium-density residential uses; LR-MU is permitted in this FLUM category.

The following text, goals, objectives and recommendations are taken from the Oakhill Combined Neighborhood Plan:

- Goal 6.A. Provide opportunities for high-quality new development and redevelopment.
 - Objective 6A.1: Ensure quality of new construction and renovations. (p 66)
- Goal 6.B. - Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment. (p 66)
 - Objective 6.B.1 - Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
- Goal 6.C: Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated) (p 67)
- Goal 6.E: Encourage locally-owned businesses to locate in the Oakhill area and find ways for local businesses and employers to prosper. (p 67)
 - Objective 6.E.1: Oakhill stakeholders desire more small-scale businesses with less strip commercial establishments.
- Goal 8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community (p 120)

- Objective 8.A.2 Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.
 - Recommendation 8.A.2a—Clustered development should be encouraged where appropriate.
 - Recommendation 8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.
 - Recommendation 8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses. (p 126)
- Objective 8.B. Preserve neighborhood identity, character, affordability, and diversity.
 - Recommendation 8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.

Chapter 9: Neighborhood Design

- Goal 9.A. Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation.
- Goal 9.B. Enhance the Hill Country look of Oakhill by preserving trees.
 - Objective 9.B.1 The City Council should consider the application of the Hill Country Roadway Ordinance on U.S. Highway 290 and State Highway 71 and other roadways within the Oakhill neighborhood planning area to control signage, limit heights, plant trees, and to preserve the natural beauty of the environment.
- Goal 9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment. (p 134)
 - Recommendation 9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space. (p 135)
- Goal 9.D. Preserve neighborhood identity, character, affordability, and diversity. (p. 135)
 - Objective 9.D.1 New single-family and multi-family developments/redevelopments should be compatible with existing residential

architecture to reinforce the Hill Country character of Oakhill, in terms of materials, lighting, and height.

- 9.D.1a—Preserve Old German-style masonry and limestone construction.
 - 9.D.1b—Place overhangs on roofs for shade.
 - 9.D.1c—Provide abundant porch space.
 - 9.D.1d—Utilize metal roofing or some other comparable material.
 - 9.D.1e—Preserve character of old while incorporating sustainable green building practices.
- Goal 9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods. (p. 135)

The proposed multi-family apartment complex does not include a mix of residential housing types or a mix of uses. While the proposed development would provide infill housing, the applicant's request only partially supports the neighborhood plan because it does not provide a true mix of housing types and non-residential uses.

Imagine Austin

The property is located less than a mile from an 'Activity Centers for Redevelopment in Sensitive Environmental Areas' as identified on the Imagine Austin's Growth Concept Map. "Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context." One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer."

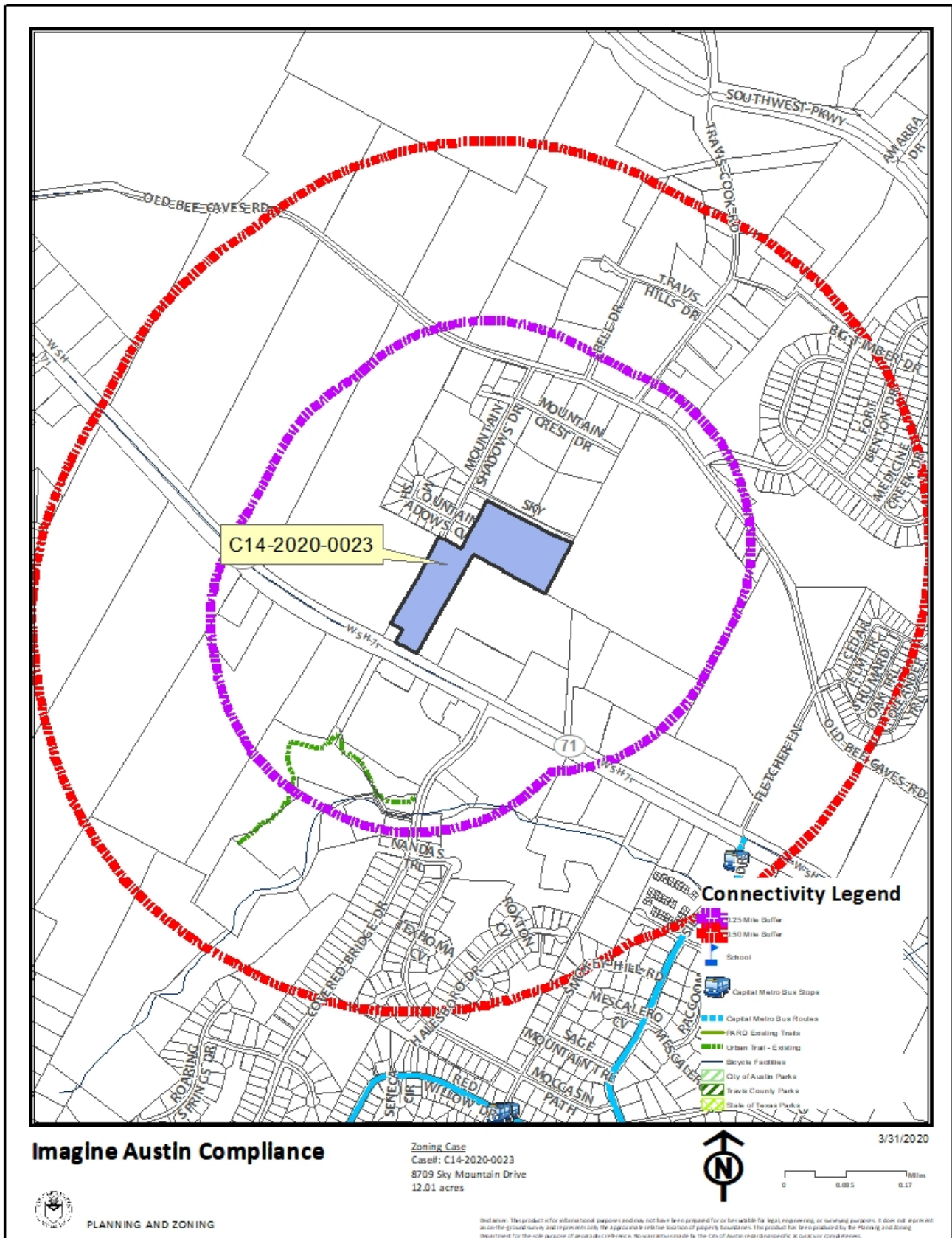
This property is also within the "Other Development within City Limits" Growth Concept Map category. Page 107 of the IACP states, "While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. The design of new development should be sensitive to and complement its context." The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development, including over environmentally sensitive land:

Complete Community Policies

- LUT P3. Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

The area around this proposed development lacks connectivity and mobility options, including public sidewalks, bike lanes, public transit stops, trails, local goods and services and civic uses such as parks and public schools. While this proposed project may provide additional residential units, it does not include a true mix of uses or mix of residential housing, and thus appears to only partially support the policies of the Imagine Austin Comprehensive Plan.



Environmental

This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

A portion of the requested rezoning area (Tract 2) is subject to an existing Public RC. For areas outside of the RC, the following will apply:

- Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.
- Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property which is in an SF-5 or more restrictive zoning district, or on which a use permitted in an SF-5 or more restrictive zoning district is located, will be subject to compatibility development regulations. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the western property line, the following standards apply on any section of the site adjacent to a property on which a use permitted in an SF-5 or more restrictive zoning district is located:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining triggering property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Mountain Shadows Drive. It is recommended that 78' feet of right-of-way from the future centerline should be dedicated for Mountain Shadows Drive according to the Transportation Plan prior with the submittal of the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The TIA determination has been deferred to the site plan submittal, when land use and intensity will be finalized.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

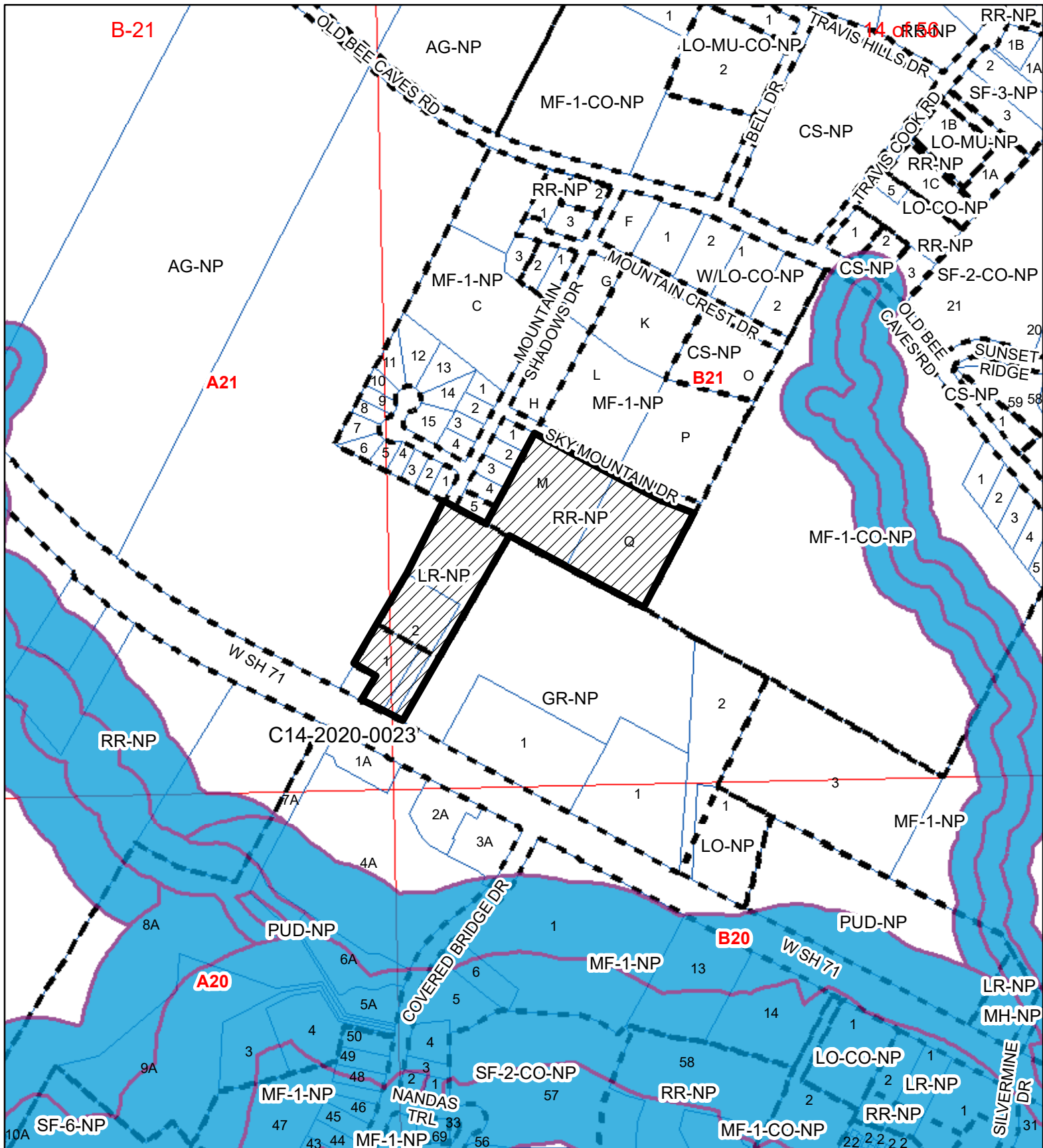
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Formal Petition

Exhibit D: Correspondence Received



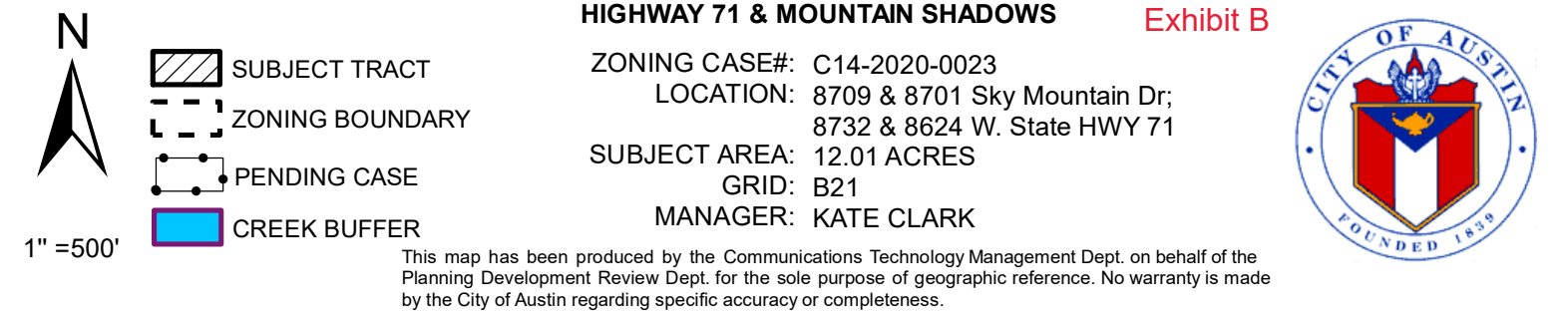
HIGHWAY 71 & MOUNTAIN SHADOWS

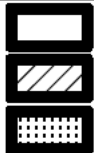
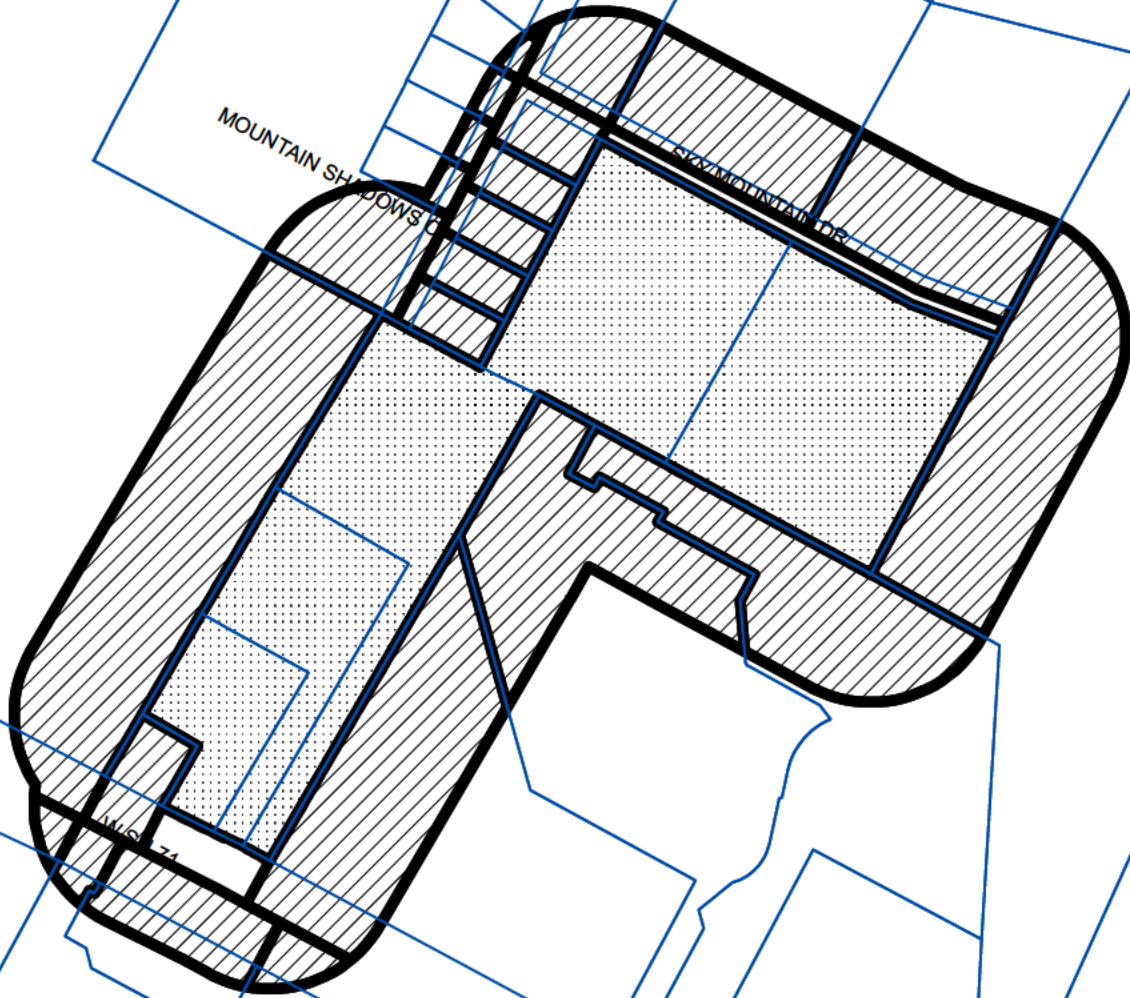
Exhibit A

ZONING CASE#: C14-2020-0023
LOCATION: 8709 & 8701 Sky Mountain Dr;
8732 & 8624 W. State HWY 71
SUBJECT AREA: 12.01 ACRES
GRID: B21
MANAGER: KATE CLARK



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2020-0023

Exhibit C



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 300'

Case Number:
C14-2020-0023

PETITION

Date: 6/16/2020
Total Square Footage of Buffer: 950357.2724
Percentage of Square Footage Owned by Petitioners Within Buffer: 1.91%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0101480205	6209 MOUNTAIN SHADOWS DR 78735	BECHER PROPERTIES LLC	no	12402.06	0.00%
0101440702	OLD BEE CAVES RD 78735	BELL FUND V ESTANCIA LLC	no	115620.08	0.00%
0402480204	W STATE HY 71 78736	CITY OF AUSTIN	no	18765.85	0.00%
0402440218	8660 W STATE HY 71 78736	CITY OF AUSTIN	no	112679.92	0.00%
0402480329	8731 W STATE HY 71 78735	COVERED BRIDGE LANDHOLDING LLC	no	34104.89	0.00%
0101440501	8803 SKY MOUNTAIN DR 78735	DEY ERIC T & CLARA M EDWARDS DEY	no	16331.73	0.00%
0101480201	6303 MOUNTAIN SHADOWS DR 78735	GONZALES LYDIA	no	12105.99	0.00%
0101440403	MOUNTAIN SHADOWS DR 78735	HUDSON HAROLD A JR	no	24136.21	0.00%
0101480203	6211 MOUNTAIN SHADOWS DR AUSTIN 78735	JOHNSTON HILLARY M & KATHERINE E	no	12260.73	0.00%
0402480303	8801 W STATE HY 71 78735	JONES BRIAN SADLER & SANDRA W	no	4519.73	0.00%
0101440402	8800 SKY MOUNTAIN DR 78735	LEGGETT JUDITH ELAINE	no	61686.38	0.00%
0101440401	8702 SKY MOUNTAIN DR 78735	LEGGETT JUDITH ELAINE	no	60377.72	0.00%
0102470305	8776 W STATE HY 71 78735	MARX WILLIAM D	no	176351.49	0.00%
0101480106	6210 MOUNTAIN SHADOWS DR 78735	MECHEM CHRISTOPHER L & MERRY N MILLER	no	4244.19	0.00%
0101480202	6301 MOUNTAIN SHADOWS DR 78735	NORTON CARL EDWARD & LAURA ELIZABETH NORTON	yes	12118.81	1.28%
0402480330	8715 W STATE HY 71 78736	PPF AMLI COVERED BRIDGE DRIVE LLC	no	17022.36	0.00%
0101480105	6208 MOUNTAIN SHADOWS DR 78735	RODRIGUEZ DANIEL	yes	3651.64	0.38%
0101480103	6204 MOUNTAIN SHADOWS DR 78735	RODRIGUEZ DANIEL	yes	2398.02	0.25%
0402440223	W STATE HY 71 78736	TRAVIS COUNTY	no	91541.90	0.00%
0101480104	6206 MOUNTAIN SHADOWS DR 78735	WHITE ROBERTA J	no	3580.27	0.00%
0402440501	Address Not Found		no	88191.09	0.00%
0101480401	Address Not Found		no	34793.79	0.00%
Total				918884.85	1.91%

Clark, Kate

From: Michelle Sain
Sent: Monday, June 15, 2020 9:45 PM
To: Clark, Kate; [REDACTED]; Michele Rogerson Lynch
Cc: Michelle Sain
Subject: Mountain Shadows Owners Association and Neighbors "Withdraws" our Previous Opposition to the Mountain Shadows Rezoning
Attachments: Recinding Petition for Case #c14-2020-0023.pdf; Declaration of Restrictive Covenant.v1 (6-4-20 MWSW) (2).doc; Support Letter for #c14-2020-0023.pdf

*** External Email - Exercise Caution ***

Dear
Kate Clark of City of Austin Planning and Zoning Department,
Cynthia Wilcox the President of OHAN
Michele Lynch Director of Land Use & Entitlements at Metcalfe Wolff Stuart & Williams, LLP

RE: File Number C14-2020-0023 and C14-85-288.56(RCA)

Based upon additional discussions and conditions agreed to with the developer of the proposed project, the Mountain Shadows Cove Neighborhood supports the rezoning and restrictive covenant amendment and is no longer in opposition to the proposed project.

I, Michelle Sain and the President of the Mountain Shadows Cove Owners Association a 28 unit Condo complex within 200 feet of the proposed Development. As President I speak on behalf of the Owners Association and after a meeting with the Developer the Mountain Shadows Community had a vote to Support the proposed development. I have gathered Letter's to Rescind the Previous petition letters filed. I have attached the first batch of Letter to Support the new Development and to Rescind the previous protests.

The Mountain Shadows Cove Association would also like to ask OHAN to "Withdraw their opposition to the proposed development" now that a very neighborhood friendly design of the complex has been created along with the new restrictive covenant the developer will file for this tract of land. Mountain Shadows is very grateful to OHAN and the opportunity OHAN gave for the neighborhood to meet the Developer and work to find a very agreeable building plan for the vacant land.

Thank you Kate Clark of City of Austin, Cynthia Wilcox of OHAN and Michele Lynch for your assistance in this matter.

If you need additional information, please feel free to contact me.

Sincerely,

Michelle Sain
President of Mountain Shadows Cove Owners Association in Oak Hill, Austin
512-731-2330

8809 A & B Mountain Shadows Cove, Austin, TX 78735

Within 200 feet of the subject tract for Case # C14-2020-0023



512-731-2330

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

June 8, 2020

Kate Clark

Senior Planner

City of Austin Planning and Zoning Department

P.O. Box 1088, Austin, Texas, 78767

Via email: kate.clark@austintexas.gov

RE: File Number C14-2020-0023 and C14-85-288.56(RCA)

Dear Ms. Clark,

Based upon additional discussions and conditions agreed to with the developer of the proposed project, I withdraw my opposition to the project and withdraw my name from the petition previously filed.

Thank you for your assistance in this matter. If you need additional information, please feel free to contact me.

Sincerely,

* Amy & James Sutherland – Owners of 8917 B Mountain Shadows Cv, Austin TX 78735

DocuSigned by:
Amy SUTHERLAND
63ECBE1868D04BE...

6/9/2020

June 12, 2020

Kate Clark

Senior Planner

City of Austin Planning and Zoning Department

P.O. Box 1088, Austin, Texas, 78767

Via email: kate.clark@austintexas.gov

RE: File Number C14-2020-0023 and C14-85-288.56(RCA)

Dear Ms. Clark,

Based upon additional discussions and conditions agreed to with the developer of the proposed project, I withdraw my opposition to the project and withdraw my name from the petition previously filed.

Thank you for your assistance in this matter. If you need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Hilary Johnston", with a long horizontal flourish extending to the right.

Hilary and Katherine Johnston
owners of 6211 Mountain Shadows Dr. Austin
TCAID # 0101480203

June 8, 2020

Kate Clark

Senior Planner

City of Austin Planning and Zoning Department

P.O. Box 1088, Austin, Texas, 78767

Via email: kate.clark@austintexas.gov

RE: File Number C14-2020-0023 and C14-85-288.56(RCA)

Dear Ms. Clark,

Based upon additional discussions and conditions agreed to with the developer of the proposed project, I withdraw my opposition to the project and withdraw my name from the petition previously filed.

Thank you for your assistance in this matter. If you need additional information, please feel free to contact me.

Sincerely,

Kathleen E. McMahon

Kathleen E McMahon - Board Member 2020 - Mountain Shadows Cove Owners Association

* , 8817 B Mountain Shadows Cv, Austin TX 78735,

Mountain Shadows Cove Owner Association is a 28 unit Condominium Community located at Mountain Shadows Drive & Mountain Shadows Cove, Austin, TX 78735.

Located within 200 yards of the Proposed Development.

June 13, 2020

Kate Clark

Senior Planner

City of Austin Planning and Zoning Department

P.O. Box 1088, Austin, Texas, 78767

Via email: kate.clark@austintexas.gov

RE: File Number C14-2020-0023 and C14-85-288.56(RCA)

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Based upon additional discussions and conditions agreed to with the developer of the proposed project, I withdraw my opposition to the project and withdraw my name from the petition previously filed.

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Sincerely,

Christopher L Mechem & Merry N Miller 6210 Mountain Shadows Dr. Austin TX 78735

TCAD# 010480106

Located within 200 yards of the Proposed Development.

Merry Miller

501 W. Creekwood DR
DR J Ft Wood TX 78619

own 6210 Mountain Shadows DR

June __, 2020

Kate Clark

Senior Planner

City of Austin Planning and Zoning Department

P.O. Box 1088, Austin, Texas, 78767

Via email: kate.clark@austintexas.gov

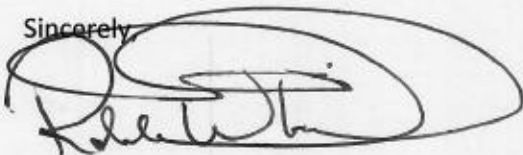
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Sincerely,

A handwritten signature in black ink, appearing to read "Roberta J. White", enclosed within a large, loopy oval shape.

Roberta J. White
6206 Mountain Shadows Dr. Austin, Tx 78735
TEAD # 0101480104

CHERYL CASTILLE

8913B Mountain Shadows Cove

Austin, Texas 78735

337-401-0686

Kate Clark, AICP, LEED AP

Senior Planner

City of Austin | Planning and Zoning Department

Mailing Address: P.O.Box 1088, Austin, Texas 78767

Physical Address: 505 Barton Springs Rd, 5th floor, Austin, Texas 78704

RE: File Number C14-2020-0023

C14-85-288.56 (RCA)

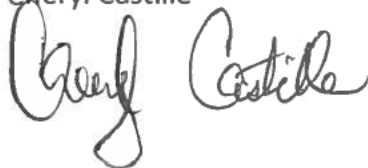
Dear Ms. Clark,

Enclosed please find the formal petition regarding the rezoning request for Sky Mountain Drive. The signatures are also being forwarded to you by e-mail per your request. There will possibly be more signatures prior to any public hearing.

Thank you for your assistance in this matter. If you need additional information, please feel free to contact me.

Sincerely,

Cheryl Castille

A handwritten signature in black ink, appearing to read "Cheryl Castille", written in a cursive style.

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

C14-85-288.56 (RCA)

Address of Rezoning Request:

8709 Sky Mountain Drive Austin, Tx 78735

To: Austin Planning Commission
Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than RR-NP, LR-NP.

The reasons for this request are as follows:

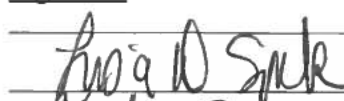

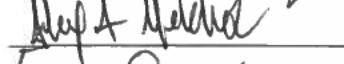
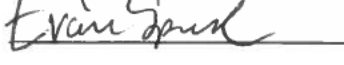
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- The proposed development will increase the noise pollution and light pollution in the neighborhood.
- The proposed zoning favors corporate and absentee investors to the detriment of homeowners and small local developers.
- There is a lack of adequate infrastructure – parks, sidewalks, bike paths, etc.

We also protest the removal of the Restrictive Covenant applicable to this property. The Restricted Covenant was established to protect the environment and the community, and it is still relevant.

The rezoning of this property and the proposed extension of Mountain Shadows Drive is opposed by both the Mountain Shadows Cove Home Owner's Association and the Oak Hill Association of Neighborhoods.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

	Lisa D Speck	6204 Mountain Shadows Drive #B
	Hector Perez	6204 Mountain Shadows Drive #B
	Alejandra Maldonado	6204 Mountain Shadows Drive #B 1873
	Evan Speck	6204 Mountain Shadows Drive #B

P E T I T I O N

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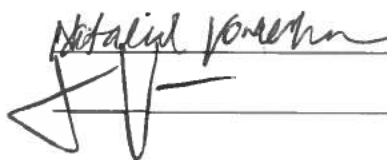
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

	Natalie Vonderhaar	6204 Mountain Shadows Unit A ATX
	Jordan Vonderhaar	6204 Mountain Shadows Dr. Apt A

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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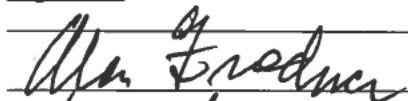
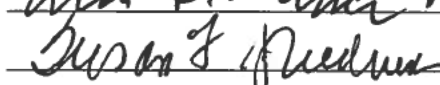
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

	Alan Friedman	8725 Mountain Crest Dr.
	SUSAN FRIEDMAN	Austin, TX 78735
		8725 MOUNTAIN CREST DR.
		AUSTIN 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

<i>Albert Travis White</i>	Albert Travis White	8711 Old Bee Caves Rd
<i>Sharon White</i>	SHARON WHITE	Austin, TX 78735
		8711 OLD BEE
		CAVES RD 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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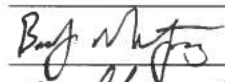
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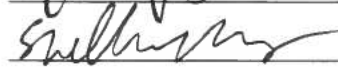
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress


Bradly Montgomery

8905 Mountain Shadows Cove Unit B



Shelley Montgomery

Austin TX, 78735

8905 Mountain Shadows Cove B
Austin, TX 78735

P E T I T I O N

Date: March 14, 1010

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Cheryl Costello

Printed Name

Cheryl Costello

Address

8913 B Mountain Shadows Cove
Austin, TX 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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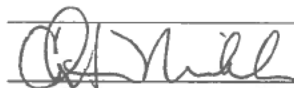
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

CHRISTINE NICKELS

8813 MOUNTAIN SHADOWS
COVE APT A

Austin, TX 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Marlene Garcia Marlene Garcia 8813 Mountain
Shadows Cove
Unit B

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

C14-85-288.56 (RCA)

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Josephine Slawik *Josephine Slawik* *8821 A MT Shadows Cove*

P E T I T I O N

Date: March 14, 1010

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C14-85-288.56 (RCA)

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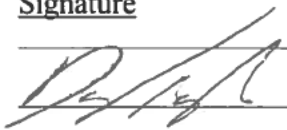
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

 Daniel Taylor 8821 Mountain Shadows CV Apt B
Austin TX 78735

P E T I T I O N

Date: March 14, 1010

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

<u>James Riley</u>	<u>James Riley</u>	<u>8901-B Mtn. Shadows Cove, Arst</u>
<u>Karel Riley</u>	<u>KAREL RILEY</u>	<u>8901B Mountain 78735</u>
		<u>Shadows Cove</u>

P E T I T I O N

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SignaturePrinted NameAddress

Matthew Lee Kirby

Matthew Lee Kirby

8909 A Mountain Shadows, Cv.,
Austin, TX 78735

Matthew Lee Kirby

Matthew Lee Kirby

8909 A Mountain Shadows, Cv.
Austin, TX 78735

*
(In Black
Ink)

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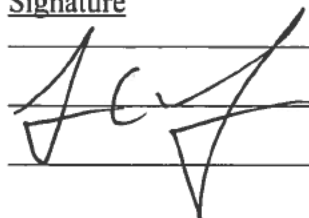
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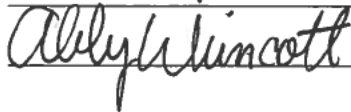
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress


Sean Vornhagen

8909 Mountain Shadows
CV Apt. B Austin Tx
78735



Abby Winscott

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

C14-85-288.56 (RCA)

Address of Rezoning Request:

8709 Sky Mountain Drive Austin, Tx 78735

To: Austin Planning Commission
Austin City Council

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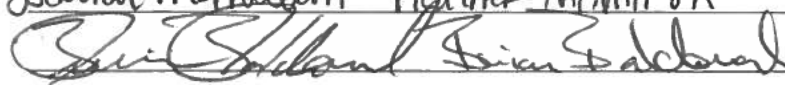
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

	Heather McMillion	8912 A Mountain Shadows Cove
	Brian S. Adair	Austin, TX 78735
		" "

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Kay Caviness Kay Caviness 8917A Mountain
Shadow SCV, 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

C14-85-288.56 (RCA)

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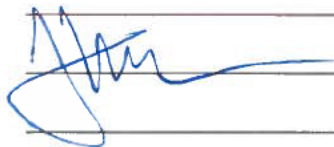
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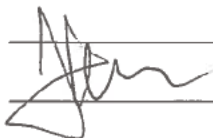
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SignaturePrinted NameAddress


HOANG LE

 8913 MOUNTAIN SHADOWS
CJ APT A, AUSTIN TX 78735



HOANG LE

 8913 MOUNTAIN SHADOWS
CJ APT A, AUSTIN TX 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

N. Bullard

NANCY BULLARD

8916A

Mountain
Shadows CV
78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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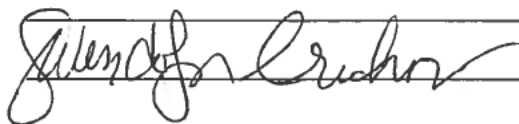
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress


GWENDOLYN CRUCHOW

8916 MOUNTAIN SHADOWS CIRCLE

AUSTIN, TX 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

C14-85-288.56 (RCA)

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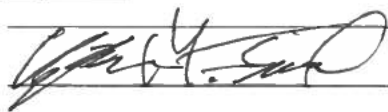
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress


Christopher M. Friend

8912 Mountain Shadows Cv, B

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

C14-85-288.56 (RCA)

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Mauri Rex

Mauri Rex

8921-B Mountain Shadows CV
Austin, TX 78735

P E T I T I O N

Date: March 14, 1010

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C14-85-288.56 (RCA)

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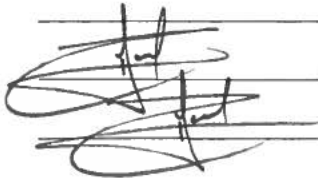
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress


Daniel Ivan Rodriguez

6208 Mountain Shadows Dr
Austin TX 78735

Daniel Ivan Rodriguez

6204 Mountain Shadows Dr
Austin TX 78735

P E T I T I O N

Date: March 14, 1010

File Number: C14-2020-0023

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SignaturePrinted NameAddress

DONALD WOODWARD 8656 Hwy 71W, 78735

P E T I T I O N

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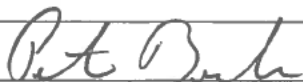
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SignaturePrinted NameAddress

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P E T I T I O N

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SignaturePrinted NameAddress

ROBERT TOBIANSKY

7616 EVENING SKY CIR, AUSTIN

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SignaturePrinted NameAddress

Marion Claire Mabry Marion Claire Mabry 8723 Mt Crest Dr
c Austin Tx 78735

P E T I T I O N

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Signature

Printed Name

Address


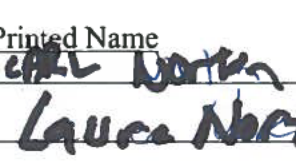
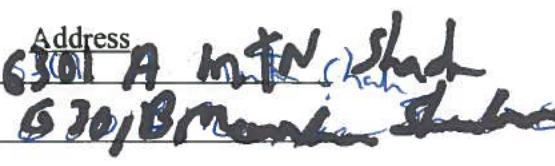
		
Laura Norton	Laura Norton	6301 A Mt N. Shad
		6301 B Mountain Shadows

Exhibit D

June 10, 2020

Kate Clark

Senior Planner

City of Austin Planning and Zoning Department

P.O. Box 1088, Austin, Texas, 78767

Via email: kate.clark@austintexas.gov

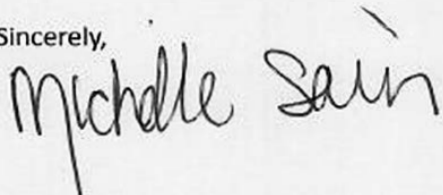
RE: File Number C14-2020-0023 and C14-85-288.56(RCA)

Dear Ms. Clark,

Based upon additional discussions and conditions agreed to with the developer of the proposed project, the Mountain Shadows Cove Neighborhood supports the rezoning and restrictive covenant amendment and is no longer in opposition to the proposed project. The Developer Has Agreed to the Attached Declaration of Covenants, Conditions and Restrictions the Mountain Shadows Cove Owners Association Members have agreed to.

Thank you for your assistance in this matter. If you need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Michelle Sain". The signature is written in a cursive, flowing style.

Michelle Sain

President of Mountain Shadows Cove Owners Association in Oak Hill, Austin

512-731-2330

8809 A & B Mountain Shadows Cove, Austin, TX 78735

Within 200 feet of the subject tract for Case # C14-2020-0023

June 13, 2020

OHAN

Cynthia Wilcox, President@OHAN.ORG

RE: Oak Hill /Mountain Shadows Community

File Number C14-2020-0023 and C14-85-288.56(RCA)

Dear Cynthia Wilcox

Thank you and OHAN for giving Mountain Shadows Community the chance to come to the OHAN February 19th 2020 Meeting to Hear the Presentation Given by Metcalfe Wolf Stuart & Williams by Michelle Rogerson Lynch. This meeting with the Developer who is proposing to build at 8732, 8624 & 8722 State Hwy 71 was very informative. Mountain Shadows also appreciated OHAN backing Mountain Shadows Cove's Petition to block the Original Zoning Change request. BUT WE HAVE NEW GOOD NEWS!!!

After many additional discussions with the Developer Metcalfe Wolf Stuart & Williams a New Set of Conditions have been agreed to with the developer of the proposed project, and Mountain Shadows Cove Community Now WITHDRAWS our previous opposition to the project and withdraw Mountain Shadows Cove from the petition previously filed. Mountain Shadows Now Supports the New Rezoning with the Amendment to the new Restrictive Covenant attached.

It would be of Great Help if OHAN would now Join Mountain Shadows Community in Supporting the new Rezoning.

Please Let Kate Clark the Senior Planner of the City of Austin Planning and Zoning Department know that OHAN No Longer is Against the Zoning. Via email: kate.clark@austintexas.gov, City of Austin Planning and Zoning Department, P.O. Box 1088, Austin, Texas, 78767

Sincerely,



Michelle Sain, HOA President of Mountain Shadows Cove Owners Association
Michelle owns within the 200 ft from the 200 ft of subject track.

512-731-2330, [REDACTED], 8809 A& B Mountain Shadows Cove, Austin TX 78735



DATE: February 20, 2020
FROM: Oak Hill Association of Neighborhoods
RE: OHAN Membership Support for
Mountain Shadows Community Statement in opposition to
proposed rezoning

To Whom It May Concern:

At the Oak Hill Association of Neighborhoods' regular membership meeting on February 19, 2020, OHAN's membership unanimously approved a motion in support of the Mountain Shadows Community's position stated below. The developer's agent made a presentation at OHAN's January 15 regular membership meeting, so this was an informed decision based on presentations from the Mountain Shadows Community and the applicant.

Sincerely,

A handwritten signature in black ink, appearing to be 'C Wilcox'.

Cynthia Wilcox

President, Oak Hill Association of Neighborhoods

Mountain Shadows Community Position Statement

Mountain Shadows Drive is classified by the City of Austin as a **substandard** street. The street is only 16.5 feet wide (a generous measurement); and it has no shoulders, side of the street parking, or sidewalks. School buses are typically 8 to 9 feet wide; and pickup trucks 6.5 to 7 feet wide. A school bus and a pickup could not safely pass each other on Mountain Shadows Drive without leaving the pavement. Two schools, the Austin Eco Bilingual School and the Monarch Suzuki Academy, are located on this street. Parents bringing their children to these two schools presently park on the pavement during peak traffic hours. Mountain Shadows Drive is the sole exit for the neighborhood. There are limited sight lines at the exit to Old Bee Caves negatively affecting the egress – a curve feet to the south and the intersection of Travis Cook Road to the north.

The land between Mountain Shadows Drive and the existing covenant states that **Mountain Shadows Road has 16.5 feet of pavement within 70 feet of the city.** The court development codes

After discussing the proposed development with the Applicants, the Mountain Shadows Community has changed their position on the rezoning case. They now support the rezoning request in C14-2020-0023, see page 53 of this report. This position statement was left in to give context to OHAN's letter from February 20, 2020.

covenant. The **d until Mountain Shadows Road is widened to 44 feet of pavement** may be approved by variance with

The extension of Mountain Shadows Drive. The ASMP also has a

city Plan (ASMP). Mountain Shadows Drive. This

project would include reconstructing the street to urban standards with curbs and gutter, two vehicle travel lanes, all ages and abilities bicycle facilities, and sidewalks. Both the new roadway project and the project to expand the existing roadway would be coordinated closely to minimize any impacts to affected property owners and **ensure consistency** along all of Mountain Shadows Drive. However according to the ASMP team **“the city does not have an active project to construct it, nor has any funding been identified to pursue this project.** At this time, it is simply a concept that is desired based on mobility and safety needs in anticipation of future growth”

A rezoning application has been filed to rezone the tracts of land between Mountain Shadows Drive and Hwy 71. The request includes modifying language to allow the extension of Mountain Shadow Drive by the developer to **25 feet of pavement with 50 feet of Right of Way.** The draft of the Austin Street Design for a Level 2 road such as Mountain Shadow recommends a minimum of **26 foot of pavement with 74 feet Right of Way.** The optimal design for a Level 2 road is a pavement width of 26 feet, and a 92-foot Right of Way with 40-foot pavement to allow for bicycle lanes, sidewalks, curbs, and roadside parking. The proposed extension by the developer would not ensure consistency along all of Mountain Shadows Drive as called for in the Austin Strategic Mobility Plan. Future roads should **not** be constructed at less than minimum standards but should be constructed to optimize future growth and in accordance with the restricted covenant.

1. Neither a Traffic Impact Analysis (TIA) or a Neighborhood traffic analysis has been provided to the affected neighborhood. According to the Austin government website, a TIA is required if the expected number of trips generated by the project exceeds 2,000 vehicle trips per day, and a neighborhood traffic analysis is required if the trips generated exceed 300 vehicle trips per day over the existing uses. Estimation of traffic per family unit is estimated as high as 20 trips per day. Even at half that, the 234 unit proposed complex

would place 2,340 more vehicles a day either turning onto a substandard road or attempting egress onto Hwy 71.

2. Safety is a major concern. In the last year there has been at least one fatality on that section of Hwy 71 from a vehicle exiting an apartment complex and a hit and run accident involving a teenage pedestrian on Mountain Shadow Drive. Children exiting vehicles parked at the local schools would also be at increased risk.
3. Research has shown that when streets designed to carry a high volume of traffic (like Hwy 71/290) are overloaded or there is a congested intersection (such as the Y at Hwy 290/71 or William Texas Depa congested increase the tend to use problems.
4. The proposed emergency Hw71, and services ne development of safe transit stops.

After discussing the proposed development with the Applicants, the Mountain Shadows Community has changed their position on the rezoning case. They now support the rezoning request in C14-2020-0023, see page 53 of this report. This position statement was left in to give context to OHAN's letter from February 20, 2020.

ortcutting. The 3rd most y is likely to at motorists will food safety access for proposed exit on ently no transit under the future

In addition to the road problems, the proposed rezoning would contribute to other neighborhood concerns.

1. Police staffing is limited at this time, especially in the outlying areas of the city. The infusion of over 234 new residents in this one complex would exacerbate this situation.
2. Public schools would be adversely affected by the influx of new students. Small Middle School serves the students in this neighborhood. The student teacher ratio at Small Middle is 18:1, which is higher than the Texas state level of 15:1 and has increased from 16:1 over five school years. Oak Hill Middle School has class size averages that are above district and state averages. Austin High School has a student teacher ratio of 16.7:1; fifteen of the high schools in the Austin Independent School District have better student/teacher ratios.
3. There are no parks in the neighborhood. The proposed extension does not even include bike paths
4. The proposed development is near the Barton Creek Habitat Preserve and will negatively affect local wildlife in the neighborhood.
5. The proposed development will increase the noise pollution and light pollution in the neighborhood.
6. The proposed zoning favors corporate and absentee investors to the detriment of homeowners and small local developers.

The proposed tracts are now appropriately zoned to allow for residential, light commercial, civic, and agricultural uses. We respectfully request that you reject the proposed rezoning and the inadequate extension of Mountain Shadow Drive.